

MINUTES
WEST LAFAYETTE ECONOMIC DEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Lower Level Conference Room

May 24, 2012

The meeting was called to order at 12:02 p.m. Vice President Baitinger presided.
The role was called.

Present: Linda Cohen, Bill Baitinger, Steve Bruhn, Sue Scholer

Absent: John Knot

The Commissioners, City Officials and Attorneys introduced themselves.

Old Business

- Election of Officers

The 2012 Economic Development Commission elected the following officers:

President William Baitinger

On motion of Steve Bruhn, seconded by Linda Cohen with a vote of 4-0.

Vice President Sue Scholer

On motion of Steve Bruhn, seconded by Linda Cohen with a vote of 4-0.

Secretary Steve Bruhn

On motion of Sue Scholer, seconded by Linda Cohen with a vote of 4-0.

New Business

Mayor Dennis addressed the Commission and members of the public. The history of the site at 1920 Northwestern Avenue for the proposed Faith West project was reviewed. Neighborhood meetings have been held between Faith West representatives and residents of the area of the proposed project. The Mayor stated that today's decision is based upon the economic development of this particular parcel. Commission Attorney Tom Brooks, Jr. commented on the process of issuing an economic development revenue bond. He stated the purpose of today's meeting is for the Commission to determine whether or not the bond issue is an economic development impact and benefit to the City of West Lafayette and make a recommendation to the Common Council prior to the reading of the ordinance. The order of the meeting was reviewed. It was requested that the public comments be limited to the subject of economic development benefit. As counsel for the Economic Development Commission, Attorney Brooks stated that after conferring with City Attorney Burns and City Bond Counsel Ponder, it is their opinion that the issuance of the bonds does not violate the Indiana or the Federal Constitution or any State or Federal statutes. Attorney Brooks stated 146 letters in favor of the bond issue and 2 letters opposed to the bond issue have been received. A list of citizens who have submitted letters was available for review. All letters are part of the public record of this meeting. Any public comments regarding bond issue were limited to a maximum of two minutes and limited to the economic development to the City of the bond issue.

Resolution EDC 2012-1

Commissioner Bruhn moved to approve Resolution EDC 2012-1 A Resolution of the West Lafayette Economic Development Commission City of West Lafayette, Indiana. Commissioner Scholer seconded. President Baitinger read the resolution aloud.

Senior Pastor of Faith Church, Steve Viars addressed the commission and the public. He reviewed steps taken to arrive at the proposed plans for the site at 1920 Northwestern Avenue, including neighborhood meetings and individual requests. He said tax exempt bonds are made available to non-profit organizations, including faith-based organizations, as powerful economic tool to bring private money into the economy to address blighted sites and community needs. The bond will not cost the city any money and the church will take full responsibility for the repayment of the bond. The funds will pay for the community park and the three floors of community housing. An additional 18 jobs are expected to be generated by the project. The various services to be offered were mentioned. Pastor Viars stated the main issue is what is best for the neighbors around the project and by working together it can be a much better place.

Legal counsel, Todd Ponder of Ice Miller LLC clarified some key facts regarding the bond issue. He stated the City would not be spending any money or tax dollars on the Faith project. Most importantly, the City will have no obligation to repay the debt. He further stated the City is providing a service as a conduit-issuer so that Faith West can borrow money from J.P. Morgan Chase Bank at a favorable tax exempt interest rate. Faith West is entirely responsible for repaying the loan. It is his opinion that Faith West is a valid economic development project which plans to inject approximately \$12M into a struggling neighborhood. At no cost or risk to the City of West Lafayette, the City has the opportunity to help facilitate a \$12M economic facility in a blighted part of town.

Commission President Baitinger asked Department of Development Administrative Assistant Deborah Kervin if she received Proof of Publication for the notice of hearing from the *Journal and Courier* and the *Lafayette Leader*. Ms. Kervin confirmed the Proofs of Publication were received.

Public Comment

Public Comment was requested. The following people's comments were heard:

Al Parker	1015 Lindberg Road
Bob Wallenberg	3347 Cardigan Ct.
Paul Addison	Carlisle Road
Jay Gephart	1909 Foxmoor
James Newman	2208 Indian Trail
Blake Meadows	1130 Burberry Dr. East
Anna Biela	3655 DeSota Dr.
Mario Melendez	435 East State St.
James Britton	461 Littleton St.
Christopher Keen	1431 Kingswood Rd. W.
Tony Ku	2261 Sandpiper Ct.
Benjamin Allen	100 Kalberer Ct.
Heather Moscowicz	1430 N. Salisbury St.
Chris Christianson	3327 Humboldt St.
Catherine Grossman	1705 N. Chauncey

Matt Scott	1208 N. Grant St.
Michael Brownstein	2101 Cumberland Ave.
Trevor Blake	80 Guinevere Ct
Matt Holt	2116 McCormick Rd.
Lauren Olson	928 N. Chauncey Ave.
Richard Murtz	400 West N
Nathan Conrad	2108 N. Salisbury St.
Rob Green	5019 Britannia Ct.
Ryan Sheldon	112 S. 27 th St.

Questions were requested. Pastor Viars answered questions from the public and Commissioners. The Public Hearing was closed. There was no further discussion.

The roll call vote:

COMMISSIONER	AYE	NAY	ABSENT	ABSTAIN
Linda Cohen	✓			
Sue Scholer	✓			
Steve Bruhn	✓			
William Baitinger		✓		
John Knote			✓	

The vote was announced as 3 AYE and 1 NAY. The motion to approve Resolution EDC 2012-1 passed 3-1. The next hearing will be at the West Lafayette Common Council meeting on June 4, 2012 at 6:30.

Commissioner Bruhn moved to approve the Report of the West Lafayette Economic Development Commission Concerning the Proposed Financing of Economic Development Facilities for Faith West Properties, Inc. Commissioner Scholer seconded. The motion passed 3-1.

Status of Compliance for Tax Abatements

Director of Development Chandler Poole reviewed the Statements of Compliance for the current tax abatements. All active tax abatements are in compliance. One abatement for Endocyte Inc. is complete and Purdue Research Foundation has voluntarily withdrawn an abatement for equipment.

Adjourn

There being no further business, Commissioner Bruhn moved to adjourn. Commissioner Scholer seconded. The meeting adjourned at 1:50 p.m.

Respectfully submitted,

Steve Bruhn, Secretary